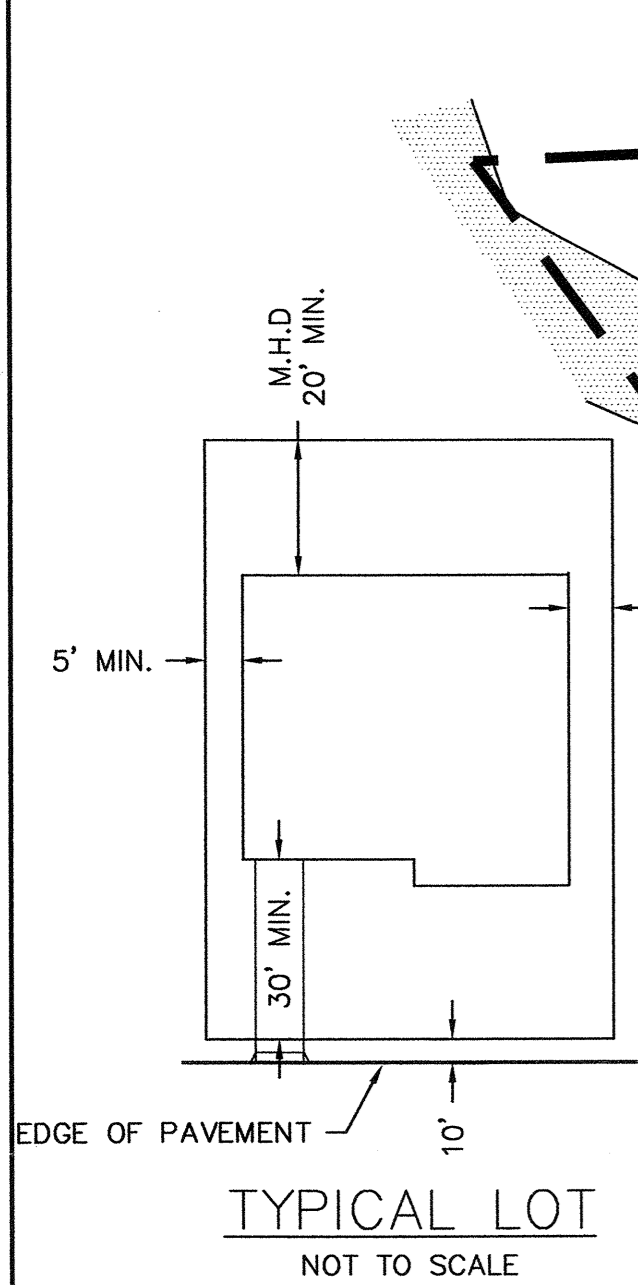


VICINITY MAP

POADP HISTORY	
POADP #	ACCEPTED DATE
534	11 / 14 / 1996

PUD HISTORY	
PUD #	ACCEPTED DATE
99-007	03 / 01 / 1999



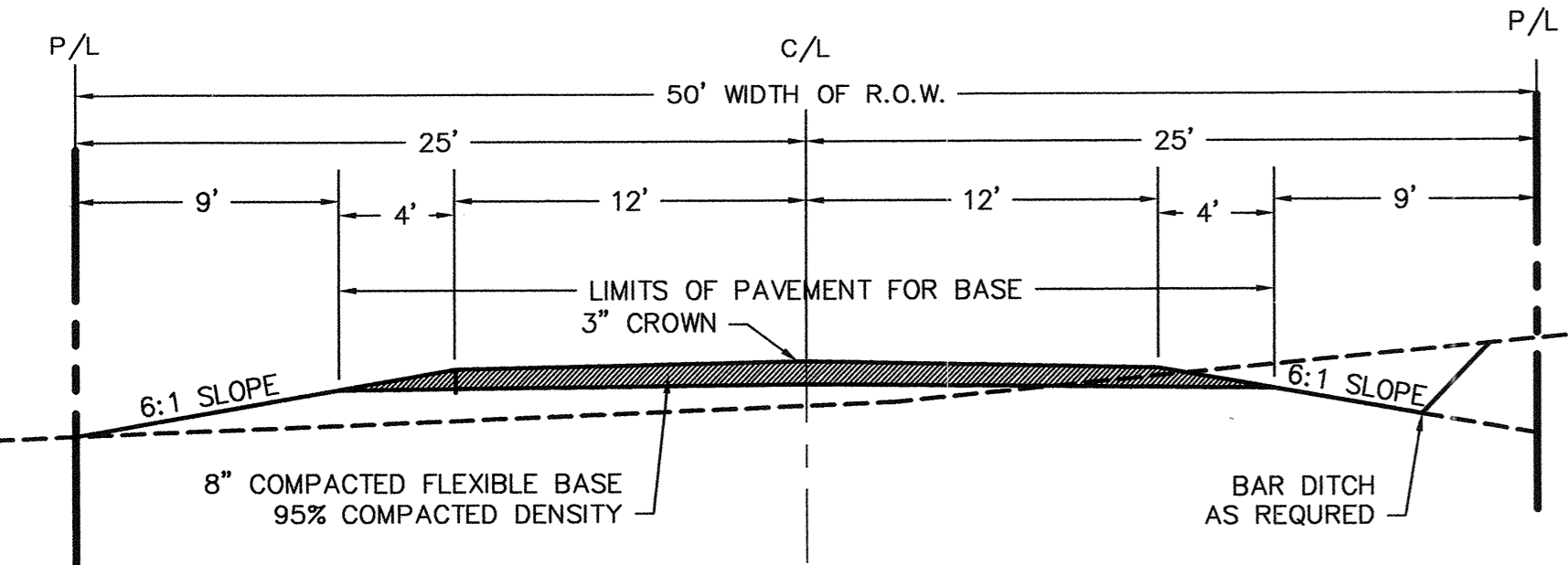
DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= PUD R-6 ERZD
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%

	OAKRIDGE HEIGHTS, UNIT-1	OAKRIDGE HEIGHTS, UNIT-2
SINGLE FAMILY RESIDENTIAL LOTS =	54	44
TOTAL AREA =	77.140	47.016
PROPOSED DENSITY =	0.70 UNITS PER ACRE	0.94 UNITS PER ACRE
IMPERVIOUS COVER		
STREET PAVEMENT AND ISLANDS	2.5759 ACRES	2.1360 ACRES
DRIVEWAYS (MIN. 18 X 30)	0.6694 ACRES	0.5455 ACRES
HOUSE SLABS (INCLUDES GARAGE)	3.7190 ACRES	3.0303 ACRES
(TYPICAL 3000 SF)		
TOTAL	6.9643 ACRES	5.7118 ACRES

NET OPEN SPACE	77.140 - 6.9643 = 70.1757	47.016 - 5.7118 = 41.3042
(TOTAL AREA-IMPERVIOUS COVER)		

PROPOSED PERCENTAGE OF =	91%	88%
OPEN SPACE		

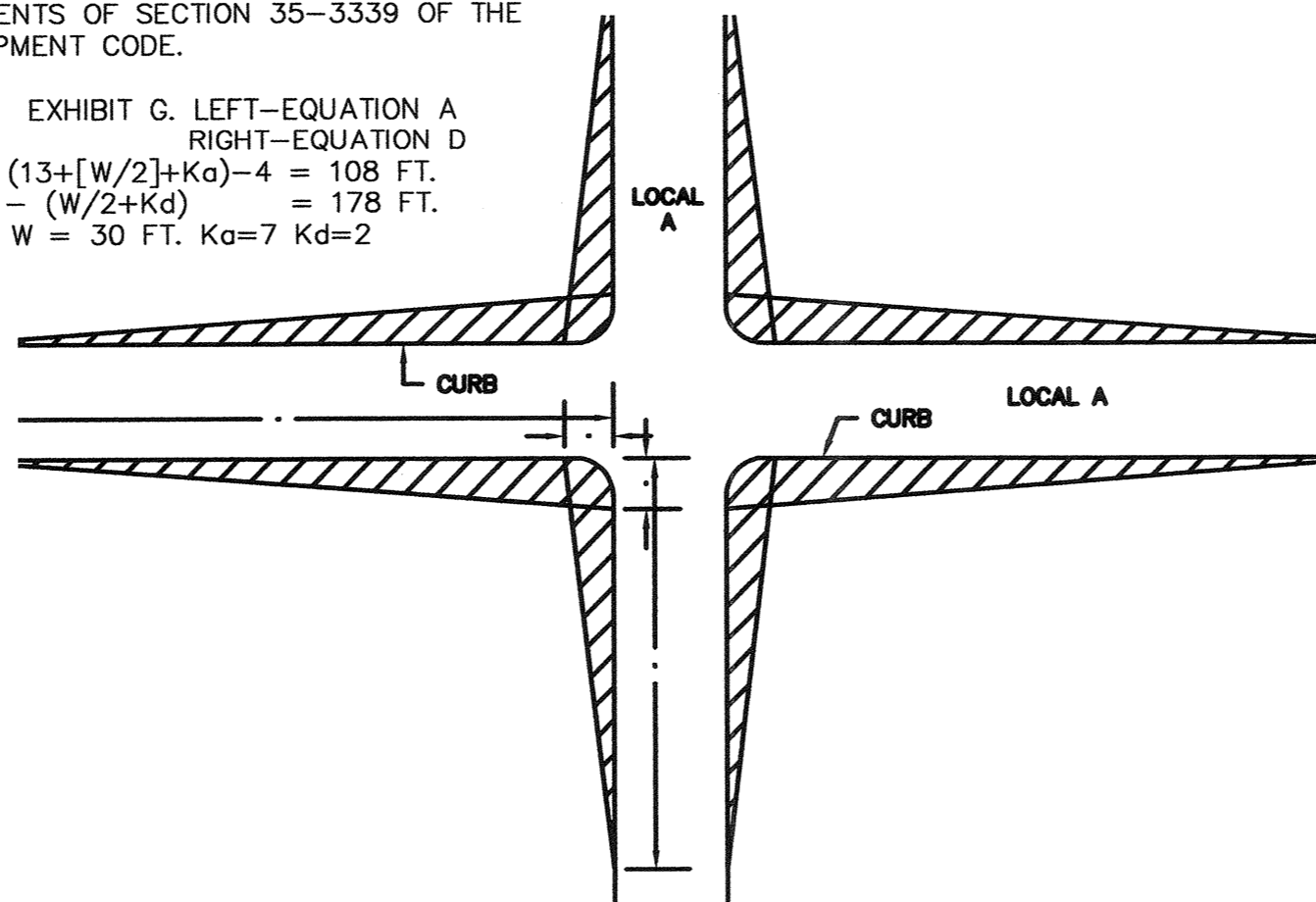


TYPICAL STREET SECTION

NOTE: PAVEMENT SHALL BE HOT MIX ASPHALT, TYPE "D", 165lbs/SY.

ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A  
RIGHT-EQUATION D  
 $L = 13 (ISD) / ((13 + [W/2]) + Kd) - 4 = 108 \text{ FT.}$   
 $R = 0.65 (ISD) - (W/2 + Kd) = 178 \text{ FT.}$   
 $ISD = 300 \text{ FT. } W = 30 \text{ FT. } Kd = 7 \text{ Kd} = 2$



Utility Notes:

1. WATER AND SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS.
2. GAS AND ELECTRIC TO BE PROVIDED BY CPS.
3. TELEPHONE SERVICE TO BE PROVIDED BY SW BELL.
4. CABLE TO BE PROVIDED BY TIME WARNER CABLE.

NOTES:

1. SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
2. ALL STREETS WITHIN THE DEVELOPMENT ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL, GAS, TELEPHONE, AND CABLE T.V. EASEMENTS.

STAHALA  
9.660 ACRES  
VOL. 3365 PG. 650

SCALE: 1" = 200'  
P-24 426.77 ACRES  
UNPLATTED  
THE ARDEN GROUP  
VOL. 4246 PG. 1817-1853  
PROPOSED STONE OAK PKWY

NOT PART OF  
REVISED PUD PLAN

N 13784502.7972  
E 2145221.8318

Northeast ISD  
Tejeda Middle School  
N.C.B. 18217  
39.91 ACRES  
VOL. 9545, PG. 158  
2909 Evans E.

N 13782009.7738  
E 2145235.0876

LIMITS OF 100 YR.  
FEMA FLOODPLAIN

Evans Acres Ltd.  
Evans Ranch  
Subdivision Unit 3

#99-007A

APPROVED  
PLANNED UNIT DEVELOPMENT

Planning Commission  
City of San Antonio

Quinn Wright 11/12/03  
Robert E. 11/12/03

1. Prior to the release of any building permits the following shall be submitted to the aquifer studies division of the San Antonio Water Systems.

- A. A Water Pollution Abatement Plan has been submitted and approved for the development within the area designated as PUD 99-007A.

2. The City of San Antonio shall inspect all future construction of service laterals and sewer mains for proper construction according to State and City Regulations and Code.

3. If any solution openings, caves, sinkholes, or water wells are found during excavation, construction, or blasting, the developer shall notify the Texas Natural Resource Conservation Commission at (210) 490-3096 and the Aquifer Studies Division of the San Antonio Water System at (210) 704-7303.

4. The Aquifer Studies Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

5. The floodplain limits on this Master Development Plan are estimated. Approval of subdivision plats associated with this Master Development Plan is subject to the review and approval of a Storm Water Management Plan in accordance with Appendix B, Section 35-B119 of the City of San Antonio Unified Development Code.

Carter Burgess

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OFFICE OF PLANNING  
CITY OF SAN ANTONIO  
03 OCT 27 AM 11:49

OAKRIDGE HEIGHTS  
SUBDIVISION  
REVISED P.U.D. PLAN  
99-007A

G/T Development  
1202 E. DelMar Blvd. Ste. 3  
Laredo, Texas 78041

DATE: 12-9-02  
DRAWN BY: JOS  
DESIGNED BY:  
CHECKED BY: BLK  
REVIEWED BY: BLK  
PROJECT NUMBER:

SHEET  
1  
OF 1

#99-007A